



**SPEEDECK**  
FOUNDATIONS LIMITED



# Castor Park

## Allington, Kent

CLIENT TYPE	Residential Housing
LOCATION	Allington, Kent
NO. OF UNITS	57

## Project Overview

Castor Park, now rebranded as Woodland Place, is a major residential development located just outside Maidstone in Allington, Kent. Commissioned by West Kent Housing Association and developed in partnership with Penenden Heath Developments, the site will provide 106 new homes, including a mix of social rent, affordable rent, and shared ownership tenures.

We were pleased to be involved in the project, offering a combination of strip foundations, ground-bearing rafts, and piled rafts for 57 plots.





# Essential Design and Engineering

The engineering team ensured early engagement with the warranty provider to confirm the suitability of this approach and mitigate future risks.

The foundation system was tailored to accommodate varying ground strengths and potential fill zones, particularly in the south-west of the site.

The project was divided into two phases and completed over a 14-week construction period. This was primarily to enable the waste material from excavations in phase 1 to be used as fill to raise the level over the old quarry in phase 2.

By avoiding unnecessary piling and leveraging shallow ground-bearing solutions, SPEEDECK helped reduce costs, minimise environmental impact, and streamline the build programme, even in challenging weather conditions.

## Geotechnical Challenges

The original Castor Park land includes an old quarry in the north-eastern section, which has been partially back filled, adding complexity to the ground conditions.

Initial assessments identified the site as largely suitable for shallow foundations. The presence of very hard, shallow Hythe Formation rock made piling an economically unviable option. Instead, ground-bearing rafts and strip foundations were considered the most appropriate solutions where the bedrock was shallower than 3m, with piling considered where the bedrock was deeper.

